

President Jim Schmidt called the regular Board Meeting to order at 6:30 p.m. on Tuesday, February 8, 2022.

Roll Call – Loose, Roehrig, Nolan, Keuler, Starfeld and Schmidt. Schrubbe attended the meeting via zoom. Others present were Dennis DuPrey, Kim Plate, Mike Loose, Ed Byrne, Mark Fochs, Nick Sablich (Sheriff's Office), Renee Swensen and Eric Fowle (Cedar Corporation).

Pledge of Allegiance – The pledge of allegiance was recited by everyone present.

President Schmidt then called to order the 2<sup>nd</sup> Citizen Participation Hearing regarding the Bel Brands Slum & Blight Removal and Site Remediation Project. Discuss CDBG-PF project and progress to date – Renee Swensen from Cedar Corporation addressed the Board via zoom. She explained the project and the progress of the project. It is now 95% complete. We are looking at the Summer 2022 for the entire completion. Swensen explained the guidelines of the grant and stated that the paperwork needs to be turned in by December 2022. She thinks it will be turned in well before then. We just have to wait for the landscaping to be completed; which should be done by summer. Citizen input regarding the progress of the project and other CDBG activities – there was none. Eligible CDBG activities – Swensen explained the eligible CDBG activities. These included the expansions of streets, sidewalks, roofing, public infrastructure supporting businesses and many more examples. Identification of any community development needs by the public – there was none. President Schmidt then declared the public hearing closed.

The remainder of the regular Board Meeting then took place.

Citizen Questions and Concerns to be acted on at the next Board Meeting – none.

Announcements – The Annual Spring Clean to be held on April 30, 2022 from 8 a.m. – 11 a.m. Schmidt strongly encouraged all Board members to participate if they are able too because it is a very large and very busy event. The tentative time for Open Book and Board of Review is in June and July. DuPrey explained that it is a bit later than usual. This is due to the market adjustment in the residential class that is being completed. There will be changes and some residences may see increases of 30-40%. However, there is still only a certain amount to levy. So, some may see an increase, a decrease or no difference. It all depends where the County, School District, etc. numbers come in at. DuPrey stated that he plans on sending out letters to the residences explaining the market adjustment and make them aware of what is happening.

Minutes – Action – to approve the Board Meeting minutes as presented – motion: Starfeld; second: Roehrig; carried. The Fire Department minutes were presented to the Board. Action – to accept the Fire Department minutes and place them on file – motion: Roehrig; second: Keuler; carried. The First Responder minutes were presented to the Board. Action – to accept the First Responder minutes and place them on file – motion: Starfeld; second: Nolan; carried.

Treasurer's Report for the Village of Hilbert – balances – \$812,883.16 General fund; \$1,108,778.41 Sewer fund; \$223,055.32 Water fund; \$1.00 DOA Block Grant fund; \$1,116,493.40 T-Plus fund; \$40,158.45 First Responder fund; (\$383,531.67) TID #2 fund; \$794,398.72 Capital Improvements fund. Action – to approve the treasurer's report as presented – motion: Roehrig; second: Starfeld; carried. The Fire Department treasurer's report was presented to the Board. Action – to accept the Fire Department treasurer's report as presented – motion: Starfeld; second: Roehrig; carried. The First Responder treasurer's report was presented to the Board. Action – to accept the First Responder's treasurer's report and place it on file – motion: Loose; second: Roehrig; carried.

Claims – examined and discussed. Action – to pay all claims presented – motion: Schrubbe; second: Nolan; carried.

Correspondence – The MEG Newsletter was presented to the Board for their information. DuPrey explained that he will e-mail the Board members the Boardman & Clark Newsletter since it wasn't included in the packet. The Calumet County Focus on Calumet Newsletters were presented to the Board for their information. E-mail from Cedar Corporation regarding a change in Environmental TID law – This bill will allow communities to utilize the Environmental TID. It modifies the definition of "environmental pollution" to include harmful substances found in existing structures, which will qualify the redevelopment of these buildings. Seth Hudson (Cedar Corporation) was involved in making this happen. DuPrey stated that this would have been very helpful for us when we were looking at ways to finance the Bel Brands Project but at that time this was not an option. This is great for smaller communities because a lot of their development is in their TIDs and this gives them another option.

Reports - The report of labor hours was presented to the Board for their information. Starfeld questioned why there is some over-time pay for meetings? Keuler stated that the hours were to be used during the week in order to not to have meeting pay as over-time. Kieso explained that during that time the Public Works Department were down one employee since Mark Fochs was off for a few weeks due to surgery. Schmidt stated that he felt the guys were doing the best they could especially considering snow plowing and Fochs being off. Loose state that you really can't help if you have to plow snow. DuPrey reiterated again that Fochs was not here so that affected this. The discussion then turned to maybe offering compensation time instead to prevent over-time. This was mentioned in a previous meeting but the Board had decided not to go that route. Schmidt stated that the issue of compensation time can be

brought up again at the next Employee Review & Grievance Committee meeting. The report on building permits was presented to the Board for their information. DuPrey explained that he forgot to e-mail the Board members the Annual Summary Report on Building Permits for 2021. He did go over the numbers and stated that the total was \$2,785,662. and \$2.39 million of that came from ten newly constructed single-family homes. The Taxes Collected to January 31, 2022 – February Settlement was not available. DuPrey stated that he received it late in the afternoon and had not had time to compile the information yet. He will get the settlement completed and submitted. The Notice of receipt of PILOT payments for DNR owned land was presented to the Board for their information. DuPrey explained that this is a payment in lieu of taxes that the DNR provides the Village with for the DNR owned land within the Village. The payment was \$215.82 for 3 acres.

Unfinished Business –

2021 Projects – nothing new.

Change Orders – none. Payment Requests – none.

Street Committee – Action – to approve the meeting minutes – motion: Schrubbe; second: Keuler; carried. Discussion and possible action regarding Payment Request #1 from Highway Landscapers for the Trail Project – Starfeld stated that they did the work and they should get paid. Action – to approve Payment Request #1 from Highway Landscapers in the amount of \$88,207.98 – motion: Starfeld; second: Loose; carried.

2022 Projects – nothing new.

Recycling/Rubbish – The monthly report was presented to the Board for their information.

DuPrey stated that it was interesting to see the big jump in recycling percentages. Nolan asked if this was because of the bi-weekly recycling pick-up now? Since it's being picked up more often, people are recycling because they now have room in their recycling can for it. In the past, when the recycling can was full maybe it was just being thrown in with the regular garbage.

Police Protection for the Village – The report was presented to the Board for their information. Sargent Nick Sablich addressed the Board. He stated that there was 1 arrest in December for someone who had a warrant and also was found to be in possession of meth. There were also 6 building security checks, 27 speed enforcement stops, 3 warnings, 1 citation and 14 parking complaints. The Board informed him that they like the layout of the new reports and appreciate the updates.

Fire Department – Chief Loose stated that they had 2 fire calls since the last Board meeting. One was a rollover on Hwy 57 and Schneider Road and the other one was an attic fire on 3<sup>rd</sup> Street. He stated that the firemen all did a great job and it went very well.

TID District(s) – nothing new.

Wastewater Treatment Plant – Plate informed the Board that and Dean from Robert E. Lee went to the Potter Board Meeting to meet with their Board members and their engineer (MCO). Dean presented them with a map of the projected route to the Hilbert Wastewater Treatment Plant. So now the ball is in Potter's court and whether or not they decide to proceed. Letter regarding disagreement with the DNR's temporary phosphorus average limits – Plate explained that the DNR sent out notices regarding temporary phosphorus average limits. Some are less stringent than others and there's no explanation why. Fifteen municipalities received a monthly average while seventeen municipalities received a 6-month average. Why would they all not be the 6-month averages? There is a letter that many municipalities are being asked to sign regarding all the issues regarding this. However, Plate spoke with Dean (Robert E. Lee) and Dean came up with a letter that Plate thought seemed better written, more to the point and more professional. While Plate was on vacation the due date for signing the original letter was due and Plate stated that he hadn't planned on signing that one since he was going with the letter from Dean. A Board member signed the letter to be submitted. Keuler stated that he was that Board member. He stated he signed it as a concerned Board member and not a WWTP employee. He knew Plate was out of the office and he tried to reach Eichhorst at the WWTP (but did not) and then spoke to DuPrey. DuPrey informed him that he knew nothing about the letters. So Keuler said he decided to sign it. So basically, the DNR will be getting 2 letters from the Village. Keuler stated that the phosphorous limits that are being set for some municipalities are impossible to achieve without doing at least a \$2 million update. He is also concerned how this would affect the haulers. He mentioned to Plate that he heard that there will be a meeting coming up to discuss this and encouraged him to attend.

Well #4 – Update on Project – Schmidt stated that there would be more information on this later.

Village Meadows Subdivision – Mail Delivery – Discussion and possible action regarding the placement of the cluster box units – Plate & DuPrey stated that they viewed some of the options in another subdivision. Instead of using a large area and having it so residents can drive around the mailboxes with their vehicles, they are thinking it makes more sense to have the mailboxes on a concrete area by the curb. People will have to get out to get their mail and there will be no large turn around. Boxes will be right behind the sidewalks. There are no sidewalks in the plan right now but room will be left for them just in case. Out lot #1 is still the location where they would be installed. There is enough room for 36 boxes and could be expanded in this area for future phases also. If, by chance, 9<sup>th</sup> Street would ever get connected these would not be in the way for that. Plate stated that the plans must be approved by the United States Postal Service but that we could install them ourselves then. DuPrey explained to the Board that what they are basically looking for is Board approval to be able to submit the plans and get approval from the post office. DuPrey stated that all other details can be discussed once there is

approval because he is sure this will be a long process until completion. Action – to approve to submit plans to the United States Postal Service for the cluster box units for mail delivery in Village Meadows Subdivision – motion: Roehrig; second: Nolan; carried. Subdivision Improvements – nothing new. Phase II Development – Update on status of infrastructure plans – Plate stated that regarding the Phase II Development that the water line will be going on the other side of the street than what was first planned. It will go from South to North. There is progress with the elevation and no fill will be needed. Starfeld reiterated that they need to be aware of the elevations especially comparing them to current homes there. The storm sewers and retention pond are being reviewed. There will be no rip rap stone used. Starfeld stated that the current pond has the rip rap and it should be removed. Starfeld mentioned using the rip rap stone from the current pond and bringing it to Creek Street to use it in the creek there. Plate stated that he could check on the cost. DuPrey showed the Board the map and the areas that the retention pond will take care of; which is more than just the second phase. It is more cost effective to do the pond in one step instead of two.

Fochs Trails Subdivision – nothing new.

Former Bel Brands Property – Update on the Project – nothing new. Payment Requests – none. Change Orders – none.

Hilbert Housing Authority – Update on the progress of the sale of property – The property has been sold. The closing was January 20<sup>th</sup>. DuPrey and Schmidt stated that there will be some final paperwork and details to follow up with but it officially belongs to NexGen. They explained that Allegiant is suppose to get them a detailed invoice regarding the hours that they worked on the closing. Schmidt stated that Allegiant originally turned in a bill for \$15k but with no explanations or paperwork to support this amount. Schmidt and DuPrey stated that they need a line-item billing. So far, no new invoice has been sent. NexGen already had contractors at the buildings and are looking to get the renovations completed as soon as possible. Discussion and possible action regarding Resolution 2022-02 to Dissolve the Hilbert Housing Authority – DuPrey stated now that the sale is final there is no longer a need for the housing authority because these were the only properties that required it. Action – to approve Resolution 2022-02 to Dissolve the Hilbert Housing Authority – motion: Schrubbe; second: Starfeld; carried; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld, Schmidt; carried.

Discussion and possible action regarding possible zoning code violation – nothing new.

COVID-19 – nothing new.

Lead Service Lines in the Village – Plate stated that they are still doing the inspections. There should be 11 that they are looking at replacing. He is having all the sewer laterals televised to see if they need to be replaced also. We are waiting on the financials (grant, etc.). Plate stated that he is waiting on the engineering costs. Keuler wasn't sure what engineering costs there would be since he's not aware of what would need to be engineered? It will go to committee to be further discussed.

Issues with the rip rap stone on the drainage ditch at the end of Creek St. – Plate stated that he is waiting on the information that he requested from Jared from Robert E. Lee.

New Business:

Application for Operator's license – none.

Application for Temporary Class B License – St. Mary's Church – DuPrey explained that this is for their yearly event. He stated that they forgot to request it sooner and he was able to give them a provisional license for the event. Action – to approve the application for Temporary Class B License for St. Mary's Church – motion: Roehrig; second: Nolan; carried.

Classes/Seminars/Schooling for Employees – Chief Loose stated that he is requesting 8 Firemen WSFA Registrations and 2 rooms for one night for the WI State Fire Convention on March 11<sup>th</sup>-12<sup>th</sup>. The cost would be \$1,032. Action – to approve the request as presented – motion: Starfeld; second: Keuler; carried.

Reports on schooling/training sessions – none.

Health Board – Action – to approve the meeting minutes – motion: Starfeld; second: Loose; carried. Schmidt explained that he handed out the Fire Chief job description at the last meeting. He stated that all feedback needs to back by February 10<sup>th</sup>; after the 10<sup>th</sup> a Health Board meeting will be scheduled.

Discussion and possible action regarding approving to proceed with security systems for the Village Hall and Well #2 – Plate stated that he is actually getting more information regarding the security system and would like to table this item for now. He has a controller programmer coming out on Friday and they also provide security. Since we have to have it connected to our SCADA anyway, he wants to see how much the cost would be for them to do it all. Tabled until the next meeting. No action taken.

Discussion and possible action regarding the Cross Connection Control Program – Plate stated that a company was hired to assist in the Cross Connection Control Program. Plate showed the Board examples of the letters that all businesses and apartments (with more than 3 units) within the Village will receive. There are approximately 40-50 businesses/apartments. These examples include the inspection notice, inspection reschedule notice, inspection final reschedule notice, inspection non-compliance notice 1, inspection non-compliance notice 2 and the inspection non-compliance final notice. Plate explained that if a business refuses after 3 letters are sent and they do not reply, then the water will be shut off at that location. Time will be given to each business to make corrections; the time will be determined on a case-to-case basis. Plate stated that we do not want to shut off the water and that will be done when there is no other option but to do so. We are more than willing to work with everyone so any corrections

needed can be done. The Cross Connection Control Program needs to be followed. Keuler stated that he can't imagine turning off Sargento's water. Plate stated that would not even be a consideration because Sargento, along with the Hilbert School District, have this checked on an annual basis and provide all the paperwork and information directly to the Village. There are approximately 40-50 businesses/apartments within the Village. Plate will be working with the hired corporation to determine which steps to take in the process. What he is looking for at tonight's meeting is just that the Board acknowledges that documentation will be provided and that water will be turned off at the locations which are non-compliant. Action – To use the documentation presented and acknowledges the water being turned off at the locations that are non-compliant – motion: Schrubbe; second: Roehrig; carried.

Employee Review/Grievance Committee – Plate requested a change in the minutes. He said where it is stated the last year Fochs did all the trimming for Alvin was incorrect and should be changed to Fochs did the trimming by some of the creeks for Alvin. Action – to approve the meeting minutes with the change requested – motion: Starfeld; second: Loose; carried. Discussion and possible action regarding process for hiring and the job description for the summer help position – Schmidt stated that Betty Ruppenthal is willing to cut more than just the Wastewater Treatment Plant grass. He checked with Alvin Dohr and Dohr was not interested in doing the baseball fields. Baseball starts in April. Plate's job description includes the duties of what Dohr was currently doing. It was mentioned maybe having Ruppenthal clip more and hiring someone else to do the trim and ballfields. Schrubbe stated that he doesn't think we should add an extra position if we don't need to. Nolan stated that maybe we could find one person that wants to do it all like Dohr did. Roehrig stated he thought the job description was good the way Plate has it and to go with it. Action – to use the job description provided and to advertise on the Village's website, Village's Face Book page and in the paper – motion: Roehrig; second: Loose; carried by majority vote.

Discussion and possible action regarding procedure on notifications for meetings – Schmidt stated that he wants to make sure all Board members are aware of whenever there is a committee meeting so even if they are not on the committee, they still may choose to attend. DuPrey will send agendas to every Board member so they are aware. Schrubbe mentioned using the option of sending it as a request. This way, the Board members can just mark yes or no on whether they plan on attending or not. DuPrey would then know beforehand who plans on attending. DuPrey stated that he wasn't sure how to do that. Schrubbe offered to show him and said it was a very easy process. Starfeld and Keuler stated just send a regular e-mail. Action – to have DuPrey get the meeting agendas to every member of the Board – motion: Starfeld; second: Keuler; carried by majority vote.

Discussion and possible action regarding how to proceed in securing groups for running the Annual Cheese Derby Festival – Schmidt stated that usually St. Mary's helps the Firemen with the event. However, at first St. Mary's declined. There was a misunderstanding of who would be doing what and they have now decided to join back in. Schmidt asked do we need a third party? The only interest that he received was from a Brillion organization (FSA Alumni Association) which raises funds for projects/camps for kids. It was asked why there was no other Hilbert associations interested in earning extra funds? Fochs stated that he believed that the Booster Club could not because there was alcohol at the event. Starfeld stated that it's not good if there's no organization within the Village that wants to step up and volunteer and collect funds. He said he just received a letter in the mail from the Parent Network asking for donations for post prom; so obviously they are looking for funds. It was decided that the Board would be open to other organizations outside of Hilbert to partake in the running of the Annual Cheese Derby. No action taken.

Water & Sewer Committee – Action – to approve the meeting minutes – motion: Starfeld; second: Roehrig; carried. Committee recommendation regarding Ordinance 2022-04 amending Section 11.01 (4.04) of the Code of Ordinances: Sewer Use and Sewer Service Charge – This ordinance deals with private sewer systems which cannot be served by the public water & sewer system of the Village. DuPrey stated that an example of those would be the property split by Fox Valley Alfalfa or the Bel Brands property that sold on the Northside of the Village. The cost would be too high for the Village to offer public water & sewer. DuPrey explained that if by chance the Village would someday offer those services then the owners have 1 year to hook up to the Village's systems. Starfeld did not think this was fair to the property owner. If we are telling them they can set up there own privately and then we tell them that they have to hook up to ours if/when it becomes available; seems unfair. Nolan stated but if they know about it up front then it should be ok. It won't come as a surprise if it happens. Action – to approve Ordinance 2022-04 amending Section 11.01(4.04) of the Code of Ordinances: Sewer Use and Sewer Service Charge – motion: Starfeld; second: Keuler; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld, Schmidt; carried. No further action needed. Committee recommendation regarding Ordinance 2022-05 amending Section 8.08(8) of the Code of Ordinances: Well Abandonment – This amendment would allow for the installation of new private wells when the property cannot be served by the public waters system – Action – to approve Ordinance 2022-05 amending Section 8.08(8) of the Code of Ordinances: Well Abandonment – motion: Keuler; second: Roehrig; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld, Schmidt; carried. No further action needed. Committee recommendation regarding Resolution 2022-01 Authorized Representative for the DNR – For the grant application for the replacement of lead service lines the Village is required to have an authorized representative. Action – to appoint the Village Administrator Clerk Treasurer as the authorized

representative – motion: Roehrig; second: Loose; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld, Schmidt; carried. No further action needed.

Discussion and possible action regarding Resolution 2022-03 Reclassifying Reserve Funds – DuPrey explained that he and Plate are working on compiling the list, but it has not been completed yet. This can be tabled until the next meeting. No action taken.

Village Board Member Informational Report – Starfeld asked Plate if there was maintenance needed on the siren? Plate stated not that he was aware of. The battery was replaced about 1 year ago.

Village Personnel Informational Report – nothing.

President's Report – Schmidt updated everyone that the Employee Grievance/Review Committee meeting on Thursday will be optional for the other Board members to attend if they wish. Closed session will just include the committee members. Schrubbe stated that he may attend the open session via zoom. Schmidt also encouraged all chairpersons to get in front of projects sooner rather than later which would help with engineering.

The Village Board then convened into closed session under S.19.85(1)(e) to deliberate or negotiate the purchase of public properties, the investing of funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. President Schmidt excused himself from the closed session. Action – to convene into closed session – motion: Starfeld; second: Roehrig; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld; carried.

The Board then reconvened back into open session. Action – to reconvene back into open session – motion: Roehrig; second: Loose; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld; carried.

There was no action taken from closed session.

Adjournment – Action – to adjourn – motion: Roehrig; second: Starfeld; carried. The meeting was adjourned at 8:54 p.m.

*Missy Kieso*

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Missy Kieso, Deputy Clerk Treasurer

President Jim Schmidt called the Special Board Meeting to order at 6 p.m. on Tuesday, February 15, 2022.

Roll Call – Loose, Roehrig, Schrubbe, Nolan, Keuler, Starfeld and Schmidt. Others present were Dennis DuPrey, Kim Plate, Mark Fochs, Brady Ehlen and Dena Davis.

Pledge of Allegiance – The pledge of allegiance was recited by everyone present.

Citizen Questions and Concerns to be acted on at the next Board Meeting – none.

Announcements – none.

President's Report – Schmidt stated that Schrubbe will run the meeting in lieu of Schmidt when Schmidt addresses the Board regarding his potential project and also during the first closed session. He asked the Board if they had any issues with that? They did not. He had spoken to Schrubbe prior to the meeting and Schrubbe agreed to this.

New Business:

Discussion and possible action regarding purchasing a new copy machine for the clerk's office – DuPrey explained that the office copy/scanner machine had went down last Monday. He called in for service and no one shown up yet. He was able to get an override code on Friday from a different vendor that is familiar with the machine and that, at least, worked enough to get it so we can make copies and scan again. This has happened in the past. DuPrey believes that last time the tech thought it was something with the wiring. So, it's just a matter of time until it happens again. The wait for service is unacceptable and the office just cannot be without the access of being able to copy/scan documents for that amount of time. The current copier is 8 years old. It's due to be replaced and there are funds set aside to do so (\$7,900). DuPrey contacted Gordon Flesch and spoke to a representative there. They are very familiar with this area and some of their local clients include: Calumet County offices, Abstract Electric, Hilbert School District, Sargento Foods and Phil's Pumping. He stated that they have a quick turn around for service calls to offices. DuPrey stated that the price for a color copier/scanner is \$4,959 but figuring we may do 30k black and white copies and 10k colored copies that would bring our service agreement for the year to be \$832. The other option is a black and white copier/scanner which is \$5,661.70 and figuring about 40k black and white copies that would bring our service agreement for the year to be \$328. So, the colored copier/scanner's base price is cheaper but in the long run would cost us more. The office does have a printer that prints color in case we need to have a colored document. DuPrey is recommending that we go with the black and white copier/scanner. Keuler questioned about renting a machine? It was stated that the cost would be higher to do that. Starfeld questioned whether the machine was working now? It was stated that it was since the override code was entered. Once ordered the time to get the machine would be 1-2 months. Starfeld stated that we might as well get it ordered then. Keuler asked about the old machine and what would be done with it? DuPrey stated that the vendor would take the old

machine at no extra cost. Keuler suggested putting it on the municipal buy/sell site and see what we could get for it. Anything would be better than nothing. But, with that, you take the chance of not selling it and then having to dispose of it ourselves. It was decided to let the vendor take the old machine when they deliver the new one. Action – to purchase a new black and white copier/scanner for the price of \$5,661.70 from Gordon Flesch – motion: Schrubbe; second: Nolan; carried.

Discussion and possible action regarding potential development project at the corner of Hwy 57/32 & Hwy 114 – President Schmidt excused himself from the Board and the discussions will be led by Trustee Schrubbe. There are 2 projects up for discussion: The first is project is being presented by Jim Schmidt. Schmidt is looking to have a recreation vehicle repair shop constructed on the property. He presented the Board with drawings; which included sizing and location on the property. The Board had a concern about the size of the building and the fact that it's a pole building. Schmidt explained that he plans on dressing the building up with brick, windows and of course signage. He explained that he planned on the access to be off Hwy 114 but he would keep the driveway open on Hwy 57 because once you get rid of a highway access it's extremely hard to get it. All rv repairs would happen inside the building and he is looking to have 2-4 employees hired in the first 2 years. He stated that there will be plenty of vision clearance at the corner. Schrubbe questioned the size of the rv's? It was stated that they are 30'-40'. Schrubbe stated that it will probably be easier to see at that corner than compared to when the previous owner had trailers parked there. Starfeld stated that he just doesn't like the thought of a pole building going onto that location. It was asked if fencing would be put in also? Schmidt stated not unless there were issues where he would have to. Starfeld stated that the Village had paid \$100k for that lot and he doesn't know if they would be able to hand it over for \$1. Schrubbe stated that at the time though we knew we were overpaying for it, but we wanted to own it and have control of what goes there. Schmidt also stated that the lot is assessed at \$25,900 and really why should he overpay for it just because the Village did? DuPrey stated that the Village would receive back approximately \$32k over a 20-year period. Schmidt stated that there are not many rv shops in the area so this would be something that no other area municipality has. Schrubbe questioned what if the business takes off so well that you run out of space on the lot to expand? Schmidt stated that is what he is hoping will happen, but that could take years and it's impossible to say when. If this occurs, he would hope to find a larger lot within the Village that would work and then he would put this lot/building for sale. This concerned the Board because then they would have no control over what happens with the lot and building at that point. They don't want to see it turned into storage sheds. Schmidt stated that right now builders are out 4-5 months and he would like to act on this quickly and if Village doesn't think it will be a good fit, then he needs to know so he can check with other area municipalities. Schrubbe asked if there were any more questions that the Board had? There were not. They thanked Schmidt for his proposal which will be discussed in closed session. The second project is being presented by Brady Ehlen (owner of Brady's Automotive). Ehlen explained that after speaking with a marketing specialist at Fox 11 he decided that the best fit would be a strip mall. Another choice was a car wash but due to the expense (\$250k for the machine that goes around the car), he would have to have a minimal of 40 cars per day to just break even. He feels like a strip mall would bring so many more options to the Village. He stated as per the WI DOT traffic counts website, Hwy 57 has approximately 7,900 vehicles go past every day and Hwy 114 seeing approximately 3,400 per day. He wants to conduct a survey as to what the needs of the community are. The Board informed him that this was actually done in the past and he can definitely review the results; there was a questionnaire that was completed by the employees of Sargento Foods. Ehlen stated that he would like to see a coffee shop, barber shop, retail, etc. there. Starfeld stated that is easier said than done though to get those businesses here. Keuler stated that the best way to do it is to get businesses that are willing to commit and sign a 5-8 year agreement. Ehlen provided the Board with drawings and sizes for a strip mall and also for a car wash. Projected cost of either is approximately \$600k-\$750k. He believes that a strip mall is the way to go because once a car wash is built it can only be used as that one thing; while a strip mall can be ever changing to accommodate the community throughout the years. Ehlen stated he knows that there's a lot more research to be done before this could be a concrete idea. Schrubbe asked how long Ehlen was thinking before construction? Ehlen stated a year or possibly two. Schrubbe asked if there were any more questions that the Board had? There were not. They thanked Ehlen for his proposal which will be discussed in closed session.

The Village Board then convened into closed session under S.19.85(1)(e) to deliberate or negotiate the purchase of public properties, the investing of funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. President Schmidt excused himself from the closed session. Action – to convene into closed session – motion: Keuler; second: Loose; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld; carried.

The Board then reconvened back into open session. Action – to reconvene back into open session – motion: Starfeld; second: Roehrig; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld; carried.

Discussion and possible action regarding the purchase of public property, investing public funds and

other directly related items of business – Action – The Board has decided to turn down the offer from Jim Schmidt regarding the corner property, but they do not want him to discard it. They would like to look into the Industrial Park as a possible location for the business. They would like to hear more from Brady Ehlen regarding his idea but he needs to present a more solid plan – motion: Schrubbe; second: Starfeld; carried.

The Village Board then convened into closed session under S.19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility – Action – to convene into closed session – motion: Keuler; second: Loose; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld, Schmidt; carried.

The Board then reconvened back into open session. Action – to reconvene back into open session – motion: Schrubbe; second: Nolan; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld, Schmidt; carried.

Possible action regarding review of employee performance data – Action – to redo the employee handbook – motion: Schrubbe; second: Loose; carried.

Adjournment – Action – to adjourn – motion: Schrubbe; second: Keuler; carried. The meeting was adjourned at 8 p.m.

*Missy Kieso*

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Missy Kieso, Deputy Clerk Treasurer

President Jim Schmidt called the Special Board Meeting to order at 6 p.m. on Wednesday, February 23, 2022.

Roll Call – Loose, Roehrig, Schrubbe (arrived at 6:05 p.m.), Nolan, Keuler, Starfeld and Schmidt. Others present were Dennis DuPrey, Kim Plate, Mark Fochs and Matt Eichhorst.

Pledge of Allegiance – The pledge of allegiance was recited by everyone present.

Citizen Questions and Concerns to be acted on at the next Board Meeting – DuPrey stated that if the Board members remember a few months back we had to add another election worker to our election workers list due to the request of the Republican party. We recently received a follow-up letter from the Republican party stating that this must be done, otherwise, there will be steps taken to enforce it. DuPrey just wanted to let the Board know that this is why we needed to do this in the first place and that it has all been taken care of. DuPrey will be required to ask her to work for each election. Fochs asked that in the future if agendas for all meetings could be e-mailed to all employees and not just the Board members? Roehrig pointed out that the meetings are noticed online and posted in the Village. Fochs stated that it would just make it easier if they receive them directly, since they are being e-mailed to the Board members anyway. DuPrey stated that this would be no problem.

Announcements – none.

President's Report – none.

New Business:

Discussion and possible action regarding Resolution 2022-03 Establishing a Polling Place for the April Spring Election – DuPrey stated that since we have two wards, which are all in one district, we have to officially combine them to one polling place. He found out recently (as did the County) that this was suppose to happen for each election. He was unaware of this. This resolution will establish the one polling place. Action – to approve Resolution 2022-03 Establishing a Polling Place for the April Spring Election – motion: Roehrig; second: Loose; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld, Schmidt; carried.

The Village Board then convened into closed session under S.19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility – Action – to convene into closed session – motion: Schrubbe; second: Keuler; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld, Schmidt; carried.

The Board then reconvened back into open session. Action – to reconvene back into open session – motion: Schrubbe; second: Starfeld; Roll Call Vote – yes: Loose, Schrubbe, Roehrig, Nolan, Keuler, Starfeld, Schmidt; carried.

There was no action taken from closed session.

Adjournment – Action – to adjourn – motion: Schrubbe; second: Keuler; carried. The meeting was adjourned at 9:01 p.m.

*Missy Kieso*

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Missy Kieso, Deputy Clerk Treasurer